

# EXHIBIT J

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SETTLEMENT STATEMENT

FINAL STATEMENT

**Fidelity National Title Company**



B. TYPE OF LOAN

OMB No. 2502-0265

1. ☐ FHA 2. ☐ FmHA 3. ☐ Conv. Unins  
4. ☐ VA 5. ☐ Conv. Ins

6. ESCROW NUMBER: 07-535189-AC 7. LOAN NUMBER: 0086697562

8. MORTGAGE INSURANCE CASE NUMBER:

NOTE: THIS FORM IS FURNISHED TO GIVE YOU A STATEMENT OF THE ACTUAL SETTLEMENT COSTS. AMOUNTS PAID TO AND BY THE SETTLEMENT AGENT ARE SHOWN. ITEMS MARKED "(P.O.C.)" WERE PAID OUTSIDE OF THE CLOSING. THEY ARE SHOWN HERE FOR INFORMATIONAL PURPOSES AND ARE NOT INCLUDED IN THE TOTALS.

**D. NAME & ADDRESS OF BORROWER:**

Ivan Jesse Castro  
68 Cayuga Avenue  
San Francisco, CA 94112

**E. NAME & ADDRESS OF SELLER:**

Ali Baalouach  
604 Geary Street  
San Francisco, CA 94102

**F. NAME & ADDRESS OF LENDER:**

Wells Fargo Bank, N. A.  
1000 Bumett Ave #300  
Concord, CA 94520

**G. PROPERTY LOCATION:**

68 Cayuga Avenue  
San Francisco, California 94112

**H. SETTLEMENT AGENT:**

Fidelity National Title Company

**PLACE OF SETTLEMENT:**

1388 Sutter Street, Suite 1200  
San Francisco, CA 94109

**I. SETTLEMENT DATE:**

July 30, 2008

**DISBURSEMENT DATE:**

July 31, 2008

**J. SUMMARY OF BORROWER'S TRANSACTIONS**

100. GROSS AMOUNT DUE FROM BORROWER	
101. Contract Sales Price	
102. Personal Property	
103. Settlement charges to borrower (line 1400)	
104.	
105.	
Adjustments: Items Paid by Seller in Advance	
106. City/Town Taxes	
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
113.	
114.	
115.	
116.	
117.	
118.	
120. GROSS AMOUNT DUE FROM BORROWER	

**200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER**

201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments: Items Unpaid by Seller	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid By/For Borrower	

**300. CASH AT SETTLEMENT FROM TO BORROWER**

301. Gross amount due from borrower (line 120)	
302. Less amounts paid by/for borrower (line 220)	
303. CASH ( FROM ) ( TO ) BORROWER	

**K. SUMMARY OF SELLER'S TRANSACTIONS**

400. GROSS AMOUNT DUE TO SELLER	
401. Contract Sales Price	860,000.00
402. Personal Property	
403.	
404.	
405.	
Adjustments: Items Paid by Seller in Advance	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
413.	
414.	
415.	
416.	
417.	
418.	
420. GROSS AMOUNT DUE TO SELLER	860,000.00

**500. REDUCTIONS IN AMOUNT DUE TO SELLER**

501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	45,688.34
503. Existing loan(s) taken subject to	
504. Payoff to Countrywide Home Loans	810,524.48
505. Payoff to Countrywide Home Loans	3,000.00
506.	
507.	
508.	
509.	
Adjustments: Items Unpaid by Seller	
510. City/Town Taxes	
511. UnPd County Taxes fr 7/1/2008 to 7/30/2008	787.18
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reductions in Amount Due Seller	860,000.00

**600. CASH AT SETTLEMENT FROM TO SELLER**

601. Gross amount due to seller (line 420)	860,000.00
602. Less reduction in amount due seller (line 520)	860,000.00
603. CASH (XX TO) ( FROM ) SELLER	

L. SETTLEMENT CHARGES		Escrow: 07-535189-AC Locate: CAFNT0938-0938-0003-0000535189	
<b>700. TOTAL SALES/BROKER'S COMMISSION</b>			
Division of Commission (line 700) as follows:			
701. \$22,741.82 - Listing Broker Commission to Scott Flaxman Real Estate 0.00%		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
702.			
703. Commission paid at Settlement			22,741.82
704.			
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>			
801. Loan Origination Fee			
802. Loan Discount			
803. Appraisal Fee			
804. Credit Report			
805. Lender's Inspection Fee			
806. Mortgage Insurance Application Fee			
807. Assumption Fee			
808.			
809.			
810.			
811.			
812.			
813.			
814.			
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>			
901. Interest @ \$85.93 per day fr 7/29/2008 to 8/1/2008			
902. Mortgage insurance Premium			
903. Hazard Insurance Premium			
904.			
905.			
<b>1000. RESERVES DEPOSITED WITH LENDER</b>			
1001. Hazard Insurance months @ \$ per month			
1002. Mortgage Insurance months @ \$ per month			
1003. City property taxes months @ \$ per month			
1004. County property taxes months @ \$ per month			
1005. Annual assessments months @ \$ per month			
1006.			
1007.			
1008.			
<b>1100. ESCROW AND TITLE CHARGES</b>			
1101. Settlement or Closing Fee to Fidelity National Title			
1102. Abstract or title search			
1103. Title examination			
1104. Title insurance binder			
1105. Document preparation			
1106. Notary fees			
1107. Attorney's fee			
1108. Title Insurance Fidelity National Title Insurance Company			
1109. Lender's coverage - 14-ALTA Loan Policy - 2006 for \$533,850.00; \$668.00			
1110. Owner's coverage - 02-ALTA Homeowner's 1-4 Res. for \$860,000.00; \$2,018.00			
1111.			
1112.			
1113.			
1114.			
1115.			
1116.			
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>			
1201. Recording Fees: Deed \$20.00 Mortgage \$0.00 Release \$0.00			
1202. City/county tax/stamps: \$5,848.00 Mortgage \$			5,848.00
1203. State tax/stamps: Deed \$ Mortgage \$			
1204.			
1205.			
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>			
1301. Survey			
1302. Pest Inspection			
1303. Defaulted Tax Bill 03879 Lot 21, Block 6752 to San Francisco County Tax Collector			17,098.52
1304.			
1305.			
1306.			
1307.			
1308.			
1309.			
1310.			
1311.			
<b>1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)</b>			45,688.34

Escrow No.: 07-535189-AC  
Locate No.: CAFNT0938-0938-0003-0000535189  
Settlement Agent: Fidelity National Title Company

ATTACHMENT TO RESPA

	BUYER	SELLER
LENDERS		
Wells Fargo Bank		
Loan Number: 650-650-8265472-1998		
PROPERTIES		
Payoff charges for Countrywide Home Loans		
Payment Demanded		810,524.48
Subtotal		810,524.48
Payoff charges for Countrywide Home Loans		
Payment Demanded		3,000.00
Subtotal		3,000.00